138.0	0002	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,204,000	/	1,204,000
USE VALUE:	1,204,000	/	1,204,000
ASSESSED:	1,204,000	/	1,204,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOGARD CLAUDE/MAXINE O
Owner 2:	
Owner 3:	
Street 1:	196 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BELLE ELAINE P -
Owner 2:	FOX PATRICK F -
Street 1:	196 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,997 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 3255 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6997.000	626,600	10,500	566,900	1,204,000
Total Card	0.161	626,600	10,500	566,900	1,204,000
Total Parcel	0.161	626,600	10,500	566,900	1,204,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.95 | /Parcel: 369.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	88434
GIS Ref	
GIS Ref	
Insp Date	12/08/17

!10665!

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0002-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	625,100	10500	6,997.	566,900	1,202,500	1,202,500	Year End Roll	12/18/2019
2019	101	FV	468,500	10800	6,997.	598,400	1,077,700	1,077,700	Year End Roll	1/3/2019
2018	101	FV	431,200	8800	6,997.	440,900	880,900	880,900	Year End Roll	12/20/2017
2017	101	FV	431,200	8800	6,997.	422,000	862,000	862,000	Year End Roll	1/3/2017
2016	101	FV	431,200	8800	6,997.	390,500	830,500	830,500	Year End	1/4/2016
2015	101	FV	421,400	9100	6,997.	327,600	758,100	758,100	Year End Roll	12/11/2014
2014	101	FV	421,400	9100	6,997.	320,000	750,500	750,500	Year End Roll	12/16/2013
2013	101	FV	421,400	9100	6,997.	304,900	735,400	735,400		12/13/2012

PRINT

Date	Time
12/11/20	00:56:58

LAST REV

Date	Time
07/20/18	09:50:57
apro	
10665	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BELLE ELAINE P	50155-377		9/27/2007		710,000	No	No		
BULLOCK JACQUEL	30812-60		10/29/1999	Family	485,000	No	No		
	13378-728		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/9/2018	392	Solar Pa	30,000	C				
11/14/2013	1676	Re-Roof	1,000	C				
2/24/2011	99	New Wind	28,592					REPL 22 WINDOWS
8/21/2002	697	Ingr. Po	20,000	O		G4	GR FY04	REPAIR IN GROUND P
8/5/2002	631	Redo Bat	14,000	O		G4	GR FY04	REMODEL 2 BATHROOM
1/22/2002	28	New Wind	1,500	C				3 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	Inspected	PH	Patrick H
11/10/2017	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
12/9/2008	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
6/19/2000	MLS		
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
3/19/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6997		Sq. Ft.	Site		0	90.	0.90	10									566,921						566,900	

Total AC/HA: 0.16063 | Total SF/SM: 6997 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 566,921 | Spl Credit | Total: 566,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08532333
Const Adj.:	1.11887085
Adj $ / SQ:	151.792
Other Features:	154141
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	769774
Depreciation:	143178
Depreciated Total:	626596

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

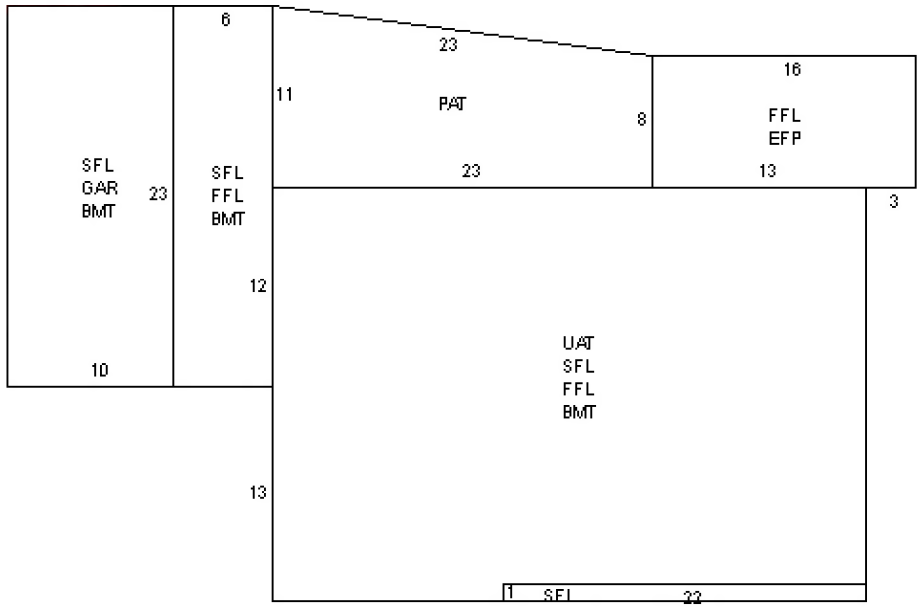
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.67
Special Features:	0	Val/Su Net:	140.65
Final Total:	626600	Val/Su SzAd	259.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,268	151.790	192,472
BMT	Basement	1,246	62.610	78,017
FFL	First Floor	1,144	151.790	173,650
GAR	Garage	230	28.940	6,657
UAT	Upper Attic	220	106.250	23,323
PAT	Patio	219	4.430	971
EFP	Enclos Porch	128	54.260	6,945
	Net Sketched Area:	4,455	Total:	482,035
Size Ad	2412	Gross Are	5113	FinArea 3255

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	14X32	G	GD	1970	27.01	T	29.4	101			8,500			8,500
19	Patio	D	Y	1	16X28	A	AV	2010	3.09	T	7.2	101			1,300			1,300
19	Patio	D	Y	1	8X20	A	AV	2010	4.59	T	7.2	101			700			700

More:	N	Total Yard Items:	10,500	Total Special Featues:		Total:	10,500